



Maldon Road, Burnham-on-Crouch , Essex CM0 8DD  
Guide price £600,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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**\*\*GUIDE PRICE £600,000 TO £625,000\*\*LOCATION, LOCATION, LOCATION!!** Being sold with NO ONWARD CHAIN and set in a most unique and impressive location, where properties are rare to the market with an enviable position tucked off Maldon Road down a private mews, is this extremely well presented detached family home. The property offers convenient access into the centre of Burnham, positioned an approx. 15 minute walk from Burnham Marina as well as being within walking distance of it's railway station, local schools, doctors surgery, dentist, supermarkets, pubs and restaurants. The property itself, sits on a stunning and landscaped plot with an impressive south facing rear garden measuring approximately 60' with living accommodation commencing on the ground floor with an inviting entrance hall leading to a kitchen/breakfast room, dining room, cloakroom and living room across the rear opening on to the aforementioned rear garden. The first floor then offers a spacious landing leading to a family bathroom with roll top bath and four well proportioned double bedrooms, one of which is complimented by an en-suite shower room and range of built in wardrobes. Throughout the property there is extensive built in storage via wardrobes, cupboards and additionally a large volume of kitchen units and display cabinets. Externally, in addition to the wonderful rear garden which is complimented by a 27'5 long storage shed, an equally impressive frontage offers a further landscaped garden and a shingled driveway providing extensive off road parking and access to a double width AND double length garage. Properties in this sort of position are rare to the market so an early internal inspection is strongly advised. Energy Rating C.





## FIRST FLOOR:

### LANDING:

Access to loft space, airing cupboard housing hot water cylinder, return staircase down to ground floor with double glazed window to side, doors to:

### BEDROOM 1: 12'10 x 11'1 (3.91m x 3.38m )

Double glazed window to rear, radiator, range of bespoke fitted wardrobes, door to:

### EN-SUITE: 9'6 x 3'9 (2.90m x 1.14m )

Obscure double glazed window to side, radiator, 3 piece suite comprising close coupled WC, pedestal wash hand basin and fully tiled shower cubicle, tiled walls, inset downlights, extractor fan.

### BEDROOM 2: 11'9 x 9'6 (3.58m x 2.90m )

Double glazed window to front, radiator.

### BEDROOM 3: 11'1 x 9'6 (3.38m x 2.90m )

Double glazed window to rear, radiator.

### BEDROOM 4: 12'11 x 7' (3.94m x 2.13m )

Currently utilised as an office with two double glazed windows to front, radiator.

### FAMILY BATHROOM: 9'5 x 7'1 > 5'10 (2.87m x 2.16m > 1.78m )

Double glazed window to side, radiator, 3 piece white suite comprising freestanding roll top claw foot bath with antique style mixer tap and shower attachment, close coupled WC and pedestal wash hand basin, chrome heated towel rail, tiled walls, inset downlights.

## GROUND FLOOR:

### ENTRANCE HALL:

Obscure double glazed entrance door to front, radiator, return staircase to first floor with double glazed window to side, built in under stairs storage cupboard with space and plumbing for tumble dryer, doors to:

### DINING ROOM: 9'7 x 8'8 (2.92m x 2.64m )

Double glazed bay window to front, radiator.

### CLOAKROOM: 7' x 2'6 (2.13m x 0.76m )

Radiator, 2 piece white suite comprising WC with concealed cistern and pedestal wash hand basin with tiled splashback, inset downlights.

### KITCHEN/BREAKFAST ROOM: 16'4 x 9'3 (4.98m x 2.82m )

Dual aspect room with double glazed windows to side and front, double glazed entrance door to side, radiator, extensive range of matching wall and base mounted storage units and drawers, laminate work surfaces with inset 1 ½ bowl/single drainer sink unit, cooker to remain with extractor over, space and plumbing for washing machine, dishwasher and fridge, part tiled walls, inset downlights.

### LIVING/DINING ROOM: 22'9 x 12'3 > 11' (6.93m x 3.73m > 3.35m )

Double glazed French style doors opening onto rear garden, double glazed window to rear, 2 radiators, exposed brick chimney breast with inset multi fuel burner.

## EXTERIOR:

### REAR GARDEN:

Commencing with a paved patio seating area with brick built barbeque to side leading to remainder which is predominantly laid to lawn with established planted beds and borders, hard standing base for shed/out building, timber storage shed measuring approx. 27'5 long with power and light connected, side access path and gate leading to front, obscure glazed door into side of:

### DETACHED DOUBLE GARAGE: 33'8 x 14'2 (10.26m x 4.32m )

Due to its double width and double length the garage offers potential for use as a utility/laundry room or even gym or games room if required. With electric up and over door to front, windows to side and rear, personal door to side, power and light connected, access to 2 separate loft areas which are both boarded, wood burner to remain.

### FRONTAGE:

Shingled driveway providing extensive off road parking and access to garage, remainder of frontage comprises a further garden area which is predominantly laid to lawn

with attractively planted beds to borders, side access gate and path leading to rear garden.

## TENURE & COUNCIL TAX:

This property is being sold freehold and is Council Tax Band E.

## AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

## BURNHAM-ON-CROUCH

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.



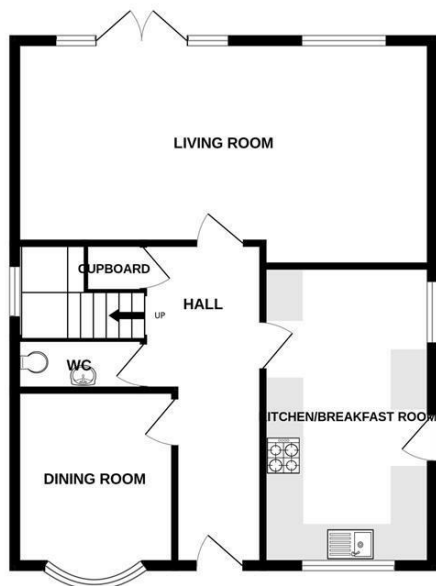




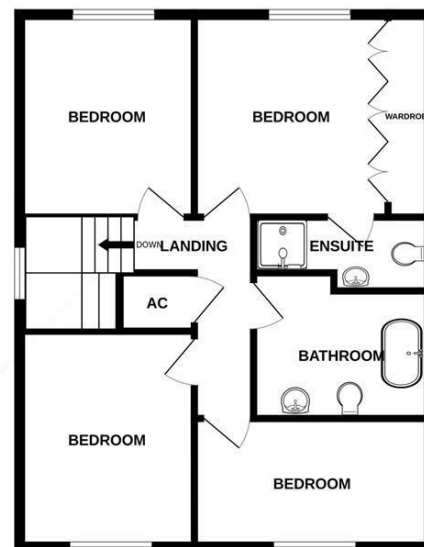




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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